



To: Affordable Housing Workgroup
From: Sadowski Coalition
Date: November 10, 2017

On behalf of the Board, Staff and Families we serve, Habitat for Humanity of Broward (Habitat Broward) is strongly in favor of the Florida Legislature keeping all of the documentary stamp revenue collected in the Sadowski housing trust fund for the sole purpose of funding Florida's housing programs. By sweeping dedicated housing funds to other causes, the ability of local municipalities to adequately address the unprecedented housing crisis has been seriously hindered.

The South Florida rental housing market suffers from the widest affordability gap in the nation (NYU Furman Center/Capital One National Affordable Rental Housing Landscape Report, 2016). To illustrate, a family of four in Broward earning 50% AMI must spend twice the affordable amount on the median rental at \$1,850/month (Zillow, August 2017). Being "house poor" significantly impacts a family's ability to put food on the table, gas up their car and properly outfit their kids for school.

As a leading nonprofit builder in Broward County, we play a key role in expanding the housing supply affordable to people in need—retail store cashiers, construction workers, medical staff and even teachers. The Habitat model is distinguished for the superb ability to leverage the resources of every sector of our community to fulfill its mission. However, we are unable to increase capacity to serve the growing number of cost-burdened families unless the Florida Legislature does its part.

Despite being a *net* funding donor of \$80M to the Sadowski housing trust fund over a 5-year period from 2010-2015, Broward County has received a disproportionately small share of Sadowski funds compared to other counties where the housing need is not as great (Sadowski Documentary Stamp Tax Revenue Analysis, 2016). Therefore, in addition to advocating for all the funds being used for housing programs, there *must* be a more equitable distribution process as well.

Thank you for your consideration of Habitat Broward's position as you make your final recommendations to the Legislature.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Robin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nancy Robin
CEO & Executive Director
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